

June 2021



ALBERHILL RANCH COMMUNITY ASSOCIATION

www.alberhillranchhoa.org

Architectural Applications FAQs

An Architectural Application is required notice to the HOA that exterior changes are planned to either the front or rear yards of the home. The application is sent to a third party architect to ensure that all exterior changes are within the parameters of the restrictions of the community. If the application is approved, you may begin work. If it is not approved, you will need to modify the application according to the suggestions and/or notes made on the application by the architect and resubmit to the architectural department.

Why is an application required? An application is required to ensure that the community rules are followed when planning exterior changes.

Why is there a charge? The community utilizes an outside architect that charges for the review.

Why is there a deposit? The deposit is required to ensure that the changes on the application are completed and a Notice of Completion (NOC) is filed with the Association.

What is a Notice of Completion (NOC)? A NOC is a document that is filled out by the homeowners and presented to the Architectural Department along with pictures of the improvements. Once approved, the deposit is returned.

Why does the Association care what is installed in my back yard? The Association has a duty to the membership to ensure that modifications adhere to the safety and aesthetic standards of the community.

Why am I receiving a letter for my rear yard installation? Management is charged with tracking installations for the rear yards. If you received a letter, Management does not have an architectural application on file for your rear yard. If your rear yard has already been installed, please contact Management immediately for further information. If your rear yard has not been installed, please take steps to file an application.

Please note that installing the rear yard is a requirement. If the architectural process is not followed, you may be subjected to costly fines and removal of your common area privileges.

If you need an architectural application, they are available online at www.alberhillranchhoa.org.



BOARD OF DIRECTORS:

President: Paulie Tehrani
Vice-President: Shelley Lewis
Treasurer: Vacant
Secretary: Vanessa Macias
Member-at-Large: Vacant

NEXT BOARD MEETING:

To Be Determined
Conference Call via Zoom

The final agenda will be posted at clubhouse bulletin board. You may also obtain a copy of the agenda by contacting management at (951) 395.1202

Please note, due to COVID-19, the Board of Director's are currently following the guidance of State, County, and the Association's Legal Counsel requirements / recommendations in regards to social distancing and meetings. At this time, it is unknown when "on-site" Board Meetings will commence.

Thank you for your understanding and patience during these difficult times.



IMPORTANT NUMBERS:

ASSOCIATION MANAGER:

Darren Mandel
Phone: (951) 395.1202
Emergency After Hours: (949) 833.2600
Fax: (951) 346.4129
dmandel@keystonepacific.com

COMMON AREA ISSUES:

Ariane Benson
Phone: 951-491-7748
abenson@keystonepacific.com

BILLING QUESTIONS/ ADDRESS CHANGES/ WEBSITE LOGIN:

Phone: (949) 833.2600
customer-care@keystonepacific.com

ARCHITECTURAL DESK:

Phone: (949) 838.3239
architectural@keystonepacific.com

Managed by Keystone
41593 Winchester Road, Suite 113
Temecula, CA 92590

June 2021 REMINDERS

- For after-hours association maintenance issues, please call (949) 833.2600 to be connected with the emergency service line. Please call 9-1-1 for life-threatening emergencies.
- Trash Pick-Up Day - Thursday
Please remove trash cans from the common areas after this day.
- Board Meeting: To Be Determined
Conference Call via Zoom



Anonymous Complaints

Sometimes a complaining witness wants to be anonymous so as to avoid a confrontation with the person who is in violation of the rules. To hold a disciplinary hearing and fine an owner based on anonymous testimony would be a violation of the accused owner's due process rights. Without any evidence of a violation, disciplinary hearings cannot be held, which is why we rely on written correspondence. Please remember to submit your complaint in writing to management. We appreciate your cooperation.

Landscape Maintenance

Please make sure that you are maintaining your lawn on a regular basis. The grass should always be kept at a reasonable height; no more than 2-3". Although it's a great start, mowing isn't enough to keep your yard looking its best. After you mow, put the final touches on the job by using an edger around driveways, sidewalks, planter borders, trees or any other place the grass meets another surface. Fertilizing & reseeding your lawn are also necessary from time to time. On a regular basis, you should also remove weeds & cut back any overgrown plant material. Tip: Don't forget to check for weeds in the expansion joints of your driveway. Please use these pointers to help the community look amazing for summer! To find information regarding water saving tips, please visit www.bewaterwise.com.



Please Be Responsible With Your Pet

Homeowners with pets must pick up all pet waste from common areas and/or other homeowners' lots immediately. Also, when letting pets outside of the confines of your home, you must have your pet leashed and controlled by someone capable of restraining the animal. Lastly, please inform children and guests of these rules. If you need help reinforcing these issues, please feel free to contact Animal Friends of the Valley at 951-674-0618. Please visit <https://animalfriendsofthevalleys.com/public-services/> and <https://animalfriendsofthevalleys.com/animal-control-2/> for a list of the services they provide as well.

Homeowners Association

Ever wonder why you have a homeowners association? Your association may be your best tool to protect the value of your home and the quality of your neighborhood. Community associations do a number of different things, such as setting and collecting the maintenance fees required and needed to run an association, maintaining landscaping or recreation areas, and providing for events or meeting places for neighborhood functions. That being said, one of the most important functions of an association is to enforce deed restrictions and protect the value of the community assets among those being your home.